

# ► TOWER280 AT MIDTOWN

280 EAST BROAD STREET, ROCHESTER, NY 14604

Tower280 is a vibrant lifestyle center in the heart of downtown Rochester. The surrounding 9-acre site, deemed “Midtown Rising,” by The City of Rochester, is a one million square foot mixed-use district which serves residents, shoppers and businesses with a wide variety of amenities and entertainment.

Tower280 boasts 181 residential units, which are over 97% leased with an average unit in come of over \$140,000. Floors two and three are fully occupied Class A offices, and Branca Italian Restaurant has opened on the ground floor.

Buckingham Properties is offering customizable street level retail opportunities from 2,000 square feet up to 13,987 square feet. A floor plan follows.

## Property Highlights:

- 181 Contemporary Apartments
- 80,000 SF of Fully Leased Class A Offices
- 300 On-Site Office Workers
- 49,000 SF of Ground Floor Retail
- 1,695-Car Underground Parking Garage



**2,000 - 13,987 SF**  
SF AVAILABLE



**\$140K+**  
AVG. APT. UNIT  
INCOME WITHIN  
BUILDING



**UNDERGROUND  
PARKING GARAGE**

DEMOGRAPHICS 2015	1 mile	3 miles	5 miles
Population	21,813	201,505	302,370
Daytime Population	60,604	288,856	426,471
Households	11,215	82,934	126,516
Average HH Income	\$39,935	\$47,976	\$54,942
Traffic Count	8,145 (23,138 SOUTH CLINTON AVENUE)		



**CONTACT COURTNEY JANTO**

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**BUCKINGHAM  
PROPERTIES**

Real Estate...*Reimagined.*

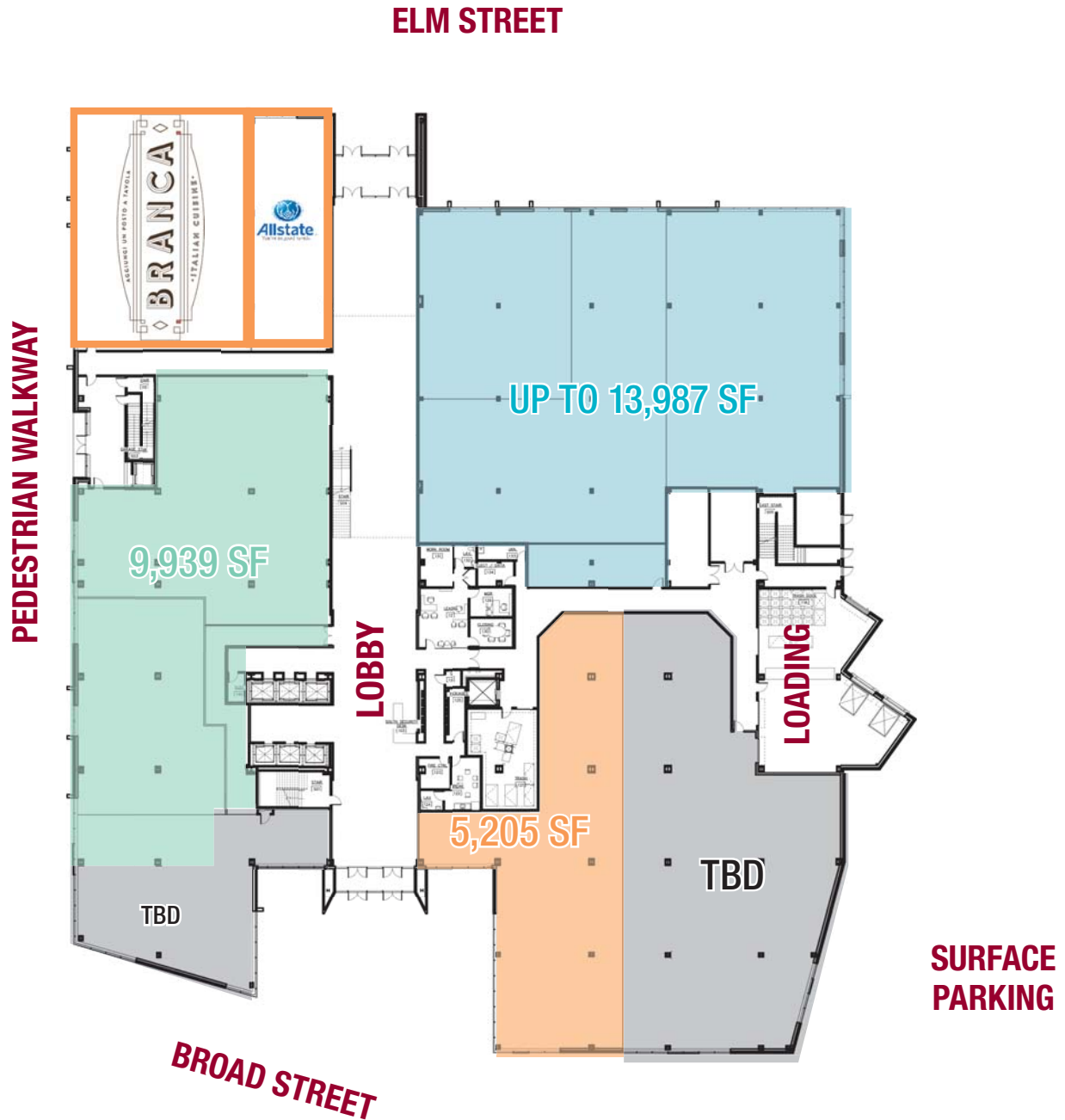
T: (585) 295-9500

www.buckprop.com

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STREET LEVEL - SPACE LAYOUTS ARE FLEXIBLE



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